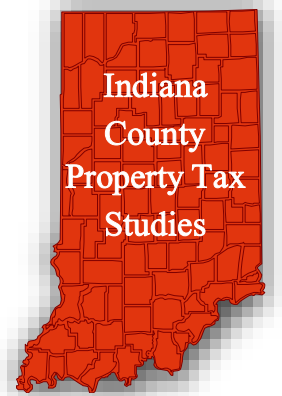


2013 Vermillion County Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Vermillion County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Vermillion County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	-1.1%	\$15,875,807	\$805,964,264	4.8%
Change		1.5%	2.6%	
2012	5.8%	\$15,634,937	\$785,458,666	4.2%

Comparable Homestead Property Tax Changes in Vermillion County

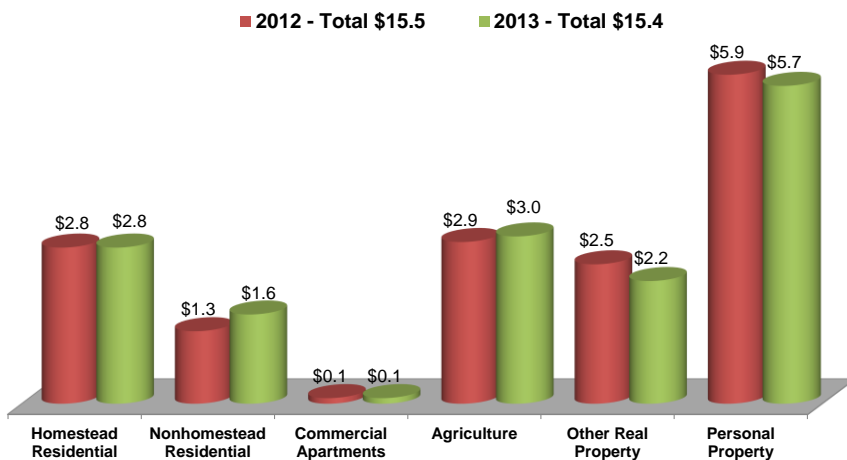
The total tax bill for all taxpayers in Vermillion County decreased by 1.1% in 2013. This is consistent with the small change in the total property tax levy, which increased by 1.5%. Certified net assessed value rose by 2.6% in this reassessment year. Tax cap credits as a share of the levy rose from 4.2% in 2012 to 4.8% in 2013. This credit increase helps explain why tax bills fell while the levy increased.

Vermillion County homeowners experienced a small 0.3% increase in property tax bills in 2013. This was due to an increase in homestead net assessed values, which was not quite offset by a decrease in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	2,175	42.5%
No Change	515	10.1%
Lower Tax Bill	2,430	47.5%
Average Change in Tax Bill	0.3%	
Detailed Change in Tax Bill		
20% or More	1,025	20.0%
10% to 19%	418	8.2%
1% to 9%	732	14.3%
-1% to 1%	515	10.1%
-1% to -9%	910	17.8%
-10% to -19%	667	13.0%
-20% or More	853	16.7%
Total	5,120	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



In Vermillion County most net property taxes were paid by business (other real and personal) property owners in 2013. Total net property taxes decreased 1.1%, compared to an average 2.1% increase statewide. Nonhomestead residential property saw the largest increase, while business real net taxes decreased by the largest percentage.

Property tax rates decreased in 9 of 12 Vermillion County tax districts in 2013. The average tax rate fell by 1.0% because a small levy increase was offset by a larger increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

The total levies of all government units in Vermillion County increased by 1.5%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Vermillion County are included in a later table.

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$383,522,400	\$389,308,030	1.5%	\$125,156,976	\$129,259,960	3.3%
Other Residential	66,038,080	86,566,020	31.1%	65,089,125	85,539,105	31.4%
Ag Business/Land	167,579,100	176,215,400	5.2%	166,032,360	174,672,175	5.2%
Business Real/Personal	502,238,780	484,076,604	-3.6%	454,427,577	426,109,319	-6.2%
Total	\$1,119,378,360	\$1,136,166,054	1.5%	\$810,706,038	\$815,580,559	0.6%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Vermillion County's total billed net assessed value increased by 0.6% in 2013. Increases in other residential, agricultural, and homestead assessments were nearly offset by a decrease in business assessments. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$97,323	\$78,275	-\$19,048	-19.6%
2%	426,532	533,058	106,526	25.0%
3%	141,386	138,923	-2,464	-1.7%
Elderly	8,230	18,072	9,842	119.6%
Total	\$673,471	\$768,328	\$94,857	14.1%
% of Levy	4.2%	4.8%		

Total tax cap credits in Vermillion County were \$768,328, which was 4.8% of the levy. This was less than the state average of 10.9%, but near the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Vermillion County's average tax rate was less than the median rate

statewide, but tax cap credits as a share of the levy were above the statewide median. This was because the tax rate was well above \$3 per \$100 assessed value in one large tax district. Most of the tax cap credits in Vermillion County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Vermillion County increased \$94,857 between 2012 and 2013. Credits as a share of the total levy rose to 4.8% in 2013 from 4.2% in 2012.

Vermillion County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
						2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
<i>County Total</i>	15,087,193	15,173,321	15,249,286	15,634,937	15,875,807	0.6%	0.5%	2.5%	1.5%
Vermillion County	5,789,070	5,979,106	6,133,902	6,341,794	6,515,416	3.3%	2.6%	3.4%	2.7%
Clinton Township	210,999	217,986	223,489	222,475	275,461	3.3%	2.5%	-0.5%	23.8%
Eugene Township	95,290	98,463	100,350	103,807	103,093	3.3%	1.9%	3.4%	-0.7%
Helt Township	240,513	240,113	251,379	259,228	265,967	-0.2%	4.7%	3.1%	2.6%
Highland Township	59,039	60,979	62,458	64,065	66,085	3.3%	2.4%	2.6%	3.2%
Vermillion Township	67,869	70,385	70,636	74,531	74,320	3.7%	0.4%	5.5%	-0.3%
Clinton Civil City	764,693	844,595	887,258	813,710	906,192	10.4%	5.1%	-8.3%	11.4%
Cayuga Civil Town	183,211	190,154	196,249	197,254	197,380	3.8%	3.2%	0.5%	0.1%
Dana Civil Town	77,868	80,827	83,937	83,928	89,173	3.8%	3.8%	0.0%	6.2%
Fairview Park Civil Town	80,685	85,453	88,046	90,392	91,590	5.9%	3.0%	2.7%	1.3%
Newport Civil Town	24,884	27,095	27,750	28,519	29,310	8.9%	2.4%	2.8%	2.8%
Perrysville Civil Town	30,301	31,724	32,621	31,667	34,491	4.7%	2.8%	-2.9%	8.9%
Universal Civil Town	7,487	6,967	7,570	7,807	8,026	-6.9%	8.7%	3.1%	2.8%
North Vermillion Community School Corp	1,698,374	2,025,917	1,696,637	2,181,622	1,970,672	19.3%	-16.3%	28.6%	-9.7%
South Vermillion Community School Corp	4,836,583	4,364,938	4,370,391	4,410,720	4,630,598	-9.8%	0.1%	0.9%	5.0%
Clinton Public Library	508,955	510,388	552,431	462,769	349,713	0.3%	8.2%	-16.2%	-24.4%
Vermillion County Public Library	411,372	338,231	464,182	260,649	268,320	-17.8%	37.2%	-43.8%	2.9%
Vermillion County Solid Waste Mgmt Dist	0	0	0	0	0				

Vermillion County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT	CEDIT	CEDIT	LOIT	LOIT	
				Homestead	Homestead	Residential	Homestead	Residential	
83001	Clinton Township	2.2833	--	--	--	--	--	--	2.2833
83002	Clinton Civil City	3.4498	--	--	--	--	--	--	3.4498
83003	Fairview Park Civil Town	2.5598	--	--	--	--	--	--	2.5598
83004	Universal Civil Town	2.4201	--	--	--	--	--	--	2.4201
83005	Eugene Township	1.4266	--	--	--	--	--	--	1.4266
83006	Cayuga Civil Town	2.5694	--	--	--	--	--	--	2.5694
83007	Helt Township	2.0415	--	--	--	--	--	--	2.0415
83008	Dana Civil Town	3.0286	--	--	--	--	--	--	3.0286
83009	Highland Township	1.4579	--	--	--	--	--	--	1.4579
83010	Perrysville Civil Town	2.0876	--	--	--	--	--	--	2.0876
83011	Vermillion Township	1.4652	--	--	--	--	--	--	1.4652
83012	Newport Civil Town	2.1226	--	--	--	--	--	--	2.1226

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Vermillion County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total		
<i>Non-TIF Total</i>	78,275	532,624	135,760	18,072	764,731	15,875,807	4.8%
<i>TIF Total</i>	0	434	3,162	0	3,596	132,377	2.7%
<i>County Total</i>	78,275	533,058	138,923	18,072	768,328	16,008,184	4.8%
Vermillion County	23,539	142,708	31,856	6,284	204,386	6,515,416	3.1%
Clinton Township	4,327	16,006	3,340	492	24,166	275,461	8.8%
Eugene Township	7	192	0	52	251	103,093	0.2%
Helt Township	119	1,999	26	102	2,247	265,967	0.8%
Highland Township	0	19	0	57	76	66,085	0.1%
Vermillion Township	0	55	0	54	109	74,320	0.1%
Clinton Civil City	12,307	133,642	50,335	1,529	197,813	906,192	21.8%
Cayuga Civil Town	294	8,246	0	659	9,199	197,380	4.7%
Dana Civil Town	172	9,078	449	81	9,779	89,173	11.0%
Fairview Park Civil Town	1,038	5,041	0	806	6,885	91,590	7.5%
Newport Civil Town	0	519	0	62	581	29,310	2.0%
Perrysville Civil Town	0	476	0	5	481	34,491	1.4%
Universal Civil Town	0	555	0	2	557	8,026	6.9%
North Vermillion Community School Corp	132	4,467	0	1,354	5,953	1,970,672	0.3%
South Vermillion Community School Corp	31,115	181,088	42,476	5,590	260,268	4,630,598	5.6%
Clinton Public Library	5,165	27,211	7,261	789	40,426	349,713	11.6%
Vermillion County Public Library	60	1,322	19	154	1,555	268,320	0.6%
Vermillion County Solid Waste Mgmt Dist	0	0	0	0	0	0	
TIF - Clinton Industrial Park EDA	0	434	2,940	0	3,374	123,840	2.7%
TIF - Clinton TIF Expansion One	0	0	223	0	223	3,279	6.8%
TIF - White Construction EDA	0	0	0	0	0	5,149	0.0%
TIF - Reuse Authority	0	0	0	0	0	110	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.